



**A and B, 1018 Smith Avenue
Crossfield, Alberta**

MLS # A2227260



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Attached-Up/Down		
Size:	996 sq.ft.	Age:	1920 (105 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	WBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Skylight(s)		

Inclusions: Unit B Refrigerator, Electric Stove, Dishwasher, Window Coverings

LEGAL UP/DOWN DUPLEX located just off main street. Conveniently located close to shopping, dental office, pharmacy, doctors office and restaurants. 1018 A (upper unit) is 996 square feet and features 2 bedrooms plus den, a large living room/dining room, bright sunny kitchen with sky light, 4 piece bath and laundry room with separate entrance to the designated private back yard. 1018 B (lower unit) is 996 square feet and features 9 foot ceilings, large windows through out, living room, kitchen with eating area, 3 bedrooms, 4 piece bath and laundry area with back door entrance to the designated private back yard. The primary bedroom features a 3 piece ensuite bath. The home is located on a large WBD (West Downtown Business District) which offers numerous commercial permitted uses plus many added discretionary uses. Excellent opportunity for owner occupied/business use, rental property or multi generational opportunity. Unique residential property with authorized commercial guidelines are rarely available. Walking distance to schools and parks add to the amenities of this property